BEG NE COR OF SW1/4 OF SE1/4, RU
132.15 FT TO W R/W OF A CO RD, S
R/W 539.02 FT TO C/L OF A CO GRD

KIROUAC MATHEW R/KIROUAC LISA N
16215 SEPTEMBER DR
LUTZ, FL 33558

2026

01-6S-15-00501-099

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1615.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	71,046
TOTAL MARKET VALUE	71,046
SOH/AGL Deduction	11,941
ASSESSED VALUE	59,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,105
TOTAL JUST VALUE	71,046
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40004	ELECTRICAL	0	06/23/2020

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1462/1202	3/15/2022	WD	U	V	37	137,000
GRANTOR: MARCUS BASIL G						
GRANTEE: KIROUAC MATHEW R						
1462/1202	3/15/2022	WD	U	V	37	137,000
GRANTOR: MARCUS BASIL G						
GRANTEE: KIROUAC MATHEW R						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0000	C	VAC RES	0		A-1	0.00	0.00	5.92	AC		1.00	1.00	1.00	12,000.00	12,000.00	71,040							
2	7610	C	CEMETERY	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	13.00	13.00	6							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 6.42 Total Land Value: 71,046 Market: 0 Agricultural: 0 Common: 71,046 PRINTED 05/08/2026 BY SYS